Realty Title 48A

Please Return To:
Realty Title & Escrow Company, Inc
108 North Mt. Juliet Road
Mt. Juliet, TN 37122

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)42005

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 15:11 2pgs
Fees:13.00 Taxes:377.03
20030604-0076673

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$101,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 27th DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: My commission expires March 28, 2006

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY:
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CHARLES W. SIMS et ux **2120 Lebanon Road, Unit #2** **Nashville, TN 37210**	National Bank of Commerce P.O. Box 30046 Durham, NC 27702	**95-5-B-2**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, SERENA WILKINSON, An Unmarried Person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES W. SIMS and wife, BARBARA J. SIMS**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 2, on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed reference is made for a more complete description thereof.

Being the same property conveyed to Serena Wilkinson by deed from York Construction, LLC, of record in Instrument Number 20021004-0121402, Register's Office for Davidson County, Tennsesee.

Unimproved ( )
This is improved (X) property, known as **2120 Lebanon Road, Unit #2, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 28th DAY OF MAY, 2003.

Serena Wilkinson
SERENA WILKINSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SERENA WILKINSON, An Unmarried Person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of May, 2003.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 7-24-2004

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004